

Bios and Speakers**Flats Oxbow Association**
voiceoftheflats.org

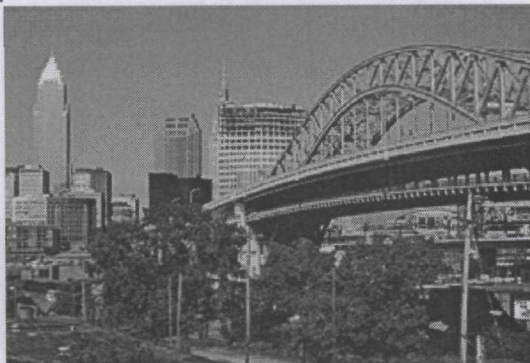
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To provide a forum and be the unifying force to both (a) identify and effectively represent the common interests of all "stakeholders" in the Flats, and (b) to identify and assist in resolving conflicts between various stakeholders, in order to channel the intense involvement in the area by government and outside investment interests in a manner consistent with the interests of the stakeholders generally as responsible citizens of the Flats.

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Objectives

- 1) Promote continued "mixed use" of the Flats.
- 2) Represent the interests of private property as distinct from governmental "action" (e.g. eminent domain).
- 3) Occupy positions of influence in decision making for the area.
- 4) Obtain basic city services and improvements.
- 5) Create forums for identifying and resolving disputes among stakeholders.
- 6) Channel development along the general lines of the Boniface Plan, and amend the plan as deemed appropriate to promote the other listed objectives of the Association.
- 7) Obtain substantial funding and expand membership.
- 8) Be a central and open source for information and education concerning the Flats.

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JAMES W. PRESSLER

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PROFESSIONAL EXPERIENCE

EXECUTIVE DIRECTOR

August, 1997 to present

Flats Oxbow Association, Cleveland, OH

Responsible for promoting and coordinating the development of the Flats as a center of economic growth. Provides technical support and resolves conflicts among traditional industries, newer entertainment uses, shipping concerns and recreational boaters, commercial and residential developers, government, open space advocates, and other business and community interests. In summary, assists and directs the Flats stakeholders in order to achieve its full development potential while retaining its diversity and character.

Implements award-winning *Flats Oxbow Long-Range Development Plan and 1993 Update*. This plan has prompted greater than \$150 million in public investment which has resulted in over \$250 million in private development (including the new Stonebridge Development and Federal Court House Projects). Plan objectives include coordinating public and private development projects, maintaining diversity in a mixed-use area, infrastructure planning and prioritization, zoning and land use, and open space development.

Responsible for securing resources from foundations and/or other sources in order to support the agency's special projects such as periodic updates to *the Flats Oxbow Long-Range Development Plan; 1993 Update* (and proposed *2003 Update*), *The Flats Public Access Plan*, *The Flats Transportation Study*, and *The 2003 Flats Revitalization Plan*. Additional responsibilities include government liaison, design review, commercial investment and marketing assistance, proposal writing, fundraising and public/media relations, and membership on various community committees/boards (e.g. Cleveland Neighborhood Development Corporation, Planning Committee for the Final Leg of the Towpath Trail, Flats Safety Improvement Task Force, Cuyahoga Marine Safety Task Force, Remedial Action Plan Coordinating Committee, Cleveland Innerbelt Study Scoping Committee, Cleveland Lakefront Plan Advisory Committee, Cuyahoga River Bulkhead Task Force, and CMHA's Lakeview, Riverview, and Valleyview Estates HOPE VI Community Advisory Committees, etc.).

EXECUTIVE DIRECTOR

November, 1994 to July, 1997

Fairfax Renaissance Development Corporation (FRDC), Cleveland, OH

Responsible for comprehensive and simultaneous project management of economic development, new housing construction, housing rehabilitation, commercial/institutional revitalization, and other community development activities currently underway in the Fairfax neighborhood in excess of \$55 million. Specific responsibilities included: developing and implementing a comprehensive community-wide master plan; building private/public partnerships and bringing their resources to bear on a variety of initiatives; identifying and securing private and public resources for projects and managing multiple budgets and funding sources; working with a variety of representatives from local, regional, state and federal governments to achieve development goals; maintaining relationships with residents/local community organizations, businesses, key institutional stakeholders and an array of service providers; managing seven full-time, two part-time project staff, interns, and professional services contracts. Major initiatives included: one of four Cleveland neighborhood's involved in Empowerment Zone economic and labor force development; Bicentennial Village neighborhood revitalization project constituting \$12.64 million of investment in 1996; Beacon Place at Church Square - a 92-unit market-rate housing project; Villas of Woodhaven - a 72-unit market-rate housing project, \$500,000 Federal Home Loan Bank low-interest loan pool for housing rehabilitation in cooperation with National City Bank.

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Jane L. Campbell, Mayor City of Cleveland

A Biographical Profile

Mayor Jane L. Campbell's political career began at a young age: she ran for student council in elementary school. A tough race ended in a tie, with the victory being handed to her young male opponent. "They gave it to him because, I was told, boys needed to develop their leadership skills," the Mayor recalls. "I didn't think about it much then, but it resonates with me now."

That early brush with discrimination didn't stop Mayor Jane from pressing forward. In fact, she developed a strong desire to help women overcome their circumstances and excel at every level, which is evident in the work she has done on behalf of our communities.

After graduating from high school where she was involved in her church youth group and was an all-around athlete - "I participated in field hockey, volleyball, basketball, and swimming" - Mayor Jane attended her parents' alma mater, the University of Michigan, where she graduated with honors.

A thirst for adventure, coupled with her desire to give back to her community, led Mayor Jane to apply to the VISTA (Volunteers In Service To America) program. After serving in Racine, Wisconsin, she returned to Cleveland, where her heart is.

Mayor Jane opened her heart and rolled up her sleeves to make a difference in the lives of those around her. She spearheaded and managed WomenSpace, the coalition of women's groups whose mantra was "social change for the betterment of women." There she helped create the first shelter for battered women in Ohio and worked to engage women in community decision-making.

Under her leadership, WomenSpace worked with state legislators to establish domestic violence as a crime. Additionally, Mayor Jane worked to pass the Equal Rights Amendment nationally.

As executive director of the Friends of Shaker Square, Mayor Jane concentrated on three particular areas of the Shaker Square neighborhoods: apartment renovation, commercial renovation, and security. It's no wonder that one of her top goals as Mayor is to build 1,000 housing units a year by 2005.

In 1983, Mary Boyle, who was a candidate for Cuyahoga County Commissioner, approached Mayor Jane about running for office. "I had never thought of myself as a candidate before then," admits the Mayor. "I took about a month to think about it and get some counsel from people I trust and respect before throwing my hat into the ring

for state representative."

The rest, as they say, is history.

Mayor Jane began her career as an elected official in the Ohio House of Representatives. There she concentrated her legislative efforts on issues of particular interest to children, families, and senior citizens, as well as economic development. "I believe that we have a responsibility to the members of our community who are most vulnerable, especially children and seniors," the Mayor stated. "They need our protection."

She cosponsored a movement to expose individuals who fail to pay child support. Additionally, Mayor Jane was the primary sponsor for all of the laws allowing the financing of Gateway and the Browns Stadium. She also created new tools for neighborhood investment.

In 1996, she was elected Cuyahoga County Commissioner after waging a tough campaign against the Republican incumbent. "He had more money, but I had more heart," the Mayor said with a smile.

It was her heart that led her to chair the Welfare Reform: Next Step Task Force for the National Association of Counties and the Human and Youth Committee while a county commissioner, thus continuing her focus on children and families.

In November 2001, Commissioner Campbell was elected the 55th Mayor of the City of Cleveland. As Mayor, she is committed to improving the City around four primary areas: education, housing, jobs, and safety.

- She is working with Barbara Byrd-Bennett and the Cleveland Municipal School District to reconstruct and renovate school buildings so that Cleveland's children have a better environment in which to learn
- She and the Department of Community Development are working to create 1,000 new housing units within the City each year.
- She and the Department of Economic Development are working to attract eight new technology companies to the City each year to create jobs for Clevelanders and spur our economic growth.
- She and the Department of Public Safety are working to make Cleveland a safer place in which to live, work, play, and grow old.
- Further, her "Clean up, fix up, light up" strategy will turn blighted areas into neighborhoods that residents will be proud to call home.

A resident of this fine City, Mayor Jane is married to former City Planner Hunter Morrison, who is now redesigning Youngstown. They have two teenage daughters, Jessica and Katie.

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BACKGROUND INFORMATION *ON* **The Northern Ohio Lumber & Timber Co.**

The Northern Ohio Lumber & Timber Co. has a traceable history going back to the 1860's where apparently it was formed out of several companies that were established many years prior. These companies were involved in all facets of lumber manufacturing and milling and utilized the majority of the Scranton Road Peninsula for the storage and distribution of their lumber products.

In 1888, The Northern Ohio Lumber & Timber Co. was incorporated in the state of Ohio, and during this time, was transitioning from lumber manufacturing to timber milling, molding manufacturing and other milling applications. This was all in addition to it's normal lumber sales.

We purchased the company in 1981, from the heirs of the original owners, and re-incorporated the company under the same name and started out with seven employees. Today, we employ an average of seventeen full time and three part-time employees and have increased the sales dollar volume approximately six fold.

If our past performance is any indication of our future growth, then we should be doubling our manpower requirements every fifteen years. This means that by the year 2015 we should be employing thirty-five employees and by 2030, seventy employees. This is our goal and in order for this to be accomplished, we need a larger site to facilitate the additional materials needed in the inventory. We want this site to be in Cleveland, if at all possible, and we need to start the improvements and structuring as soon as possible, as our lease expires in little over a year.

Charles F. Bredt

Charles (Charley) Bredt was born on June 12, 1952 in Cleveland, Ohio. Charley and his lovely wife, Victoria, live in Independence, Ohio and have a 15 year old daughter named Tory.

Charley graduated from Rocky River High School in 1970 and Ohio State University, with a Bachelor of Science Degree, in 1974. He is actively involved with the Lakewood/Rocky River Rotary Club, The Cleveland Yachting Club (Past President) and the American Institute of Constructors (AIC)

Mr. Bredt also devotes his time to local Cleveland organizations and is the Chairman of the Flats Oxbow Association and serves on the Flats Oxbow Design Review Committee. He is the immediate past President of the Lake-wood/Rocky River Rotary Club Foundation, member of the Greater Cleveland Growth Association (Transportation Task Force), a Board Member of The Cuyagoga Valley Scenic Railroad and Trustee of the Interlake Yachtsman's Fund.

Charley worked for C. S. Interiors, Inc. from 1972 until 1981 and then transferred over to Northern Ohio Lumber & Timber Co., which was a sister company at that time. He was instrumental in restructuring Northern Ohio Lumber & Timber Co., which was purchased in 1981 by the principles of C. S. Interiors, and was promoted to Vice President and General Manager. In 1985 Mr. Bredt became a major shareholder of the Northern Ohio Lumber & Timber Co.

Virgel R. Zanick

Virgel (Virg) Zanick was born on June 25 1947 in Elyria, Ohio. He has been married to Sandy for 31 years and has two lovely children, Scott, age 29, and Suzanne, age 26.

Mr. Zanick graduated from Lincoln High School, Cleveland, Ohio in 1965. He was drafted into the Armed Services in 1966 and enlisted into the Navy where he was trained in electronics, administration, and classified intelligence. He was honorably discharged in 1971. Virg took college classes through U.S.A.F.I. while in the service and attended both Cuyahoga Community College and Cleveland State University after the service, majoring in Architectural Design and Engineering.

Virg is the past President of the Interior Finish Contractor's Association, a past Committee Chairman for the Builder's Exchange, a past board member of Polaris Vocational School and an honorary board member of the Commerce Exchange Bank.

Virg worked for C. S. Interiors from 1971 until 1985 starting as a carpenter and working his way up to president and owner. He purchased Northern Ohio Lumber & Timber Co. in 1981, established Remodeler's Outlet, Inc. in 1982, and Leeco Construction Co. in 1984. Remodeler's Outlet evolved into two companies now known as Cleveland Lumber Co. and Lakeland Lumber Co.

BREDT ZANICK, LLC (d.b.a. the Northern Ohio Lumber & Timber Company

Background

Bredt Zanick, LLC d.b.a. the Northern Ohio Lumber & Timber (NOLTCO) is one of Cleveland's oldest businesses dating back to its formation prior to the Civil War. The company is in the commercial lumber and construction supply business, which is currently located at 1895 Carter Road on the Scranton Road Peninsula in the Flats. The company currently has 15 employees, most of whom are Cleveland residents. NOLTCO has a market niche providing custom-cut and special quality lumber materials for construction projects within downtown and in the inner city. In 1999, the company began looking for a new site to relocate their operations.

In October of 1999, a 4-acre site, formerly known as the "Master Metals" property located on W 3rd Street in the Industrial Flats, was identified as a possible new home for the company. Due to the excessive lead contamination, the property was designated a "Superfund Clean-up Site" by the US EPA. Over \$2.4 million has been spent cleaning up the highly contaminated site. The US EPA will completed final phase of the cleanup - treatment and removal of lead contaminated soil and asphalt cover in the spring of 2003.

NOLTCO plans to invest \$1.4 million to renovate the vacant, 14-year old office building at the site; construct 4 open-air lumber storage sheds; new machinery & equipment acquisition and possibly begin the restoration of a turn-of-the-century, historical railroad roundhouse. The railroad roundhouse is the only remaining structure in Northeast Ohio. NOLTCO will share the roundhouse with the Midwest Railway Preservation Society, Inc., a non-profit organization that restores vintage railroad freight and passenger cars, cabooses and steam & diesel locomotives.

The City acquired the property through the Land Bank Program in 2001. Legislation has been approved to sell the property for one-dollar. A Perspective Purchaser Agreement was signed by NOLTCO in December 2000. In addition, City Council has approved legislation on the following:

- A \$400,000 City loan, 5%, 15-year term.
- A 10-year, 60% tax abatement on real and personal property at 2850 W 3rd Street.
- A \$25,000 UDAG grant for site preparation.
- To accept a \$25,000 412 Business Development Fund grant from the Ohio Department of Development.
- A \$40,000 grant and a \$250,000 grant to the Midwest Railway Preservation Society, Inc. to secure Sandvick Architects and assist with the renovation of the historic Railroad Roundhouse.

An AOC was signed in September 2002. NOLTCO agrees to pay for and conduct maintenance to the asphalt cap. The City subsequently transferred title of the property to NOLTCO.